## PORT OF IBERIA DISTRICT BOARD OF COMMISSIONERS REGULAR MEETING - TUESDAY, MAY 19, 2015 PORT ADMINISTRATIVE OFFICE - 5:30 P.M. MINUTES

The regular meeting of the Port of Iberia District Board of Commissioners was called to order by Commissioner Danny J. David, Sr., Board President, at the Port of Iberia Administrative Office, on Tuesday, May 19, 2015, at 5:38 P.M.

In attendance were Commissioners Danny J. David, Sr., Board President, Larry G. Rader, Vice-President, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Mark Dore'.

Commissioners Gene L. Jefferies and Simieon D. Theodile were absent.

Also present were Craig F. Romero, Executive Director, Joanna D. Durke, Administrative Assistant, Tracy Domingue, Secretary-Bookkeeper, and Ray Allain, Port Attorney.

Holly Breaux, Secretary-Receptionist, was absent.

Thus, with a quorum being acknowledged, Commissioner Mark Dore' recited the opening prayer and the Pledge of Allegiance.

I. APPROVAL OF MINUTES – REGULAR MEETING APRIL 28, 2015.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to table the approval of the minutes until the "draft" format has been finalized of the Regular meeting held on Tuesday, April 28, 2015 and the Board will further approve at the next regular monthly Board meeting in June 2015.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'.

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile

And the motion was therefore passed on this the 19th day of May, 2015.

- II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:
  - (a) Budget Summary for Ten (10) Months Ending April 2015.
  - (b) Listing of Tenant Lease Billings.
  - (c) Listing of Boat Stall Lease Billings.

(d) Approve Payment of Bills & Checks Issued During Interim Period.

(e) Computer Summary of Lease Agreement Activity Sheet.

(f) Status of Invoices Report.

A motion was made by Commissioner Larry G. Rader, seconded by Commissioner Elbridge "Smitty" Smith III, to approve and authorize the payment of bills for May 2015, and ratify those paid during the interim period.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'.

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile

And the motion was therefore passed on this the 19th day of May, 2015.

# III. DISCUSS FINANCE COMMITTEE RECOMMENDATIONS & FINDINGS FROM THURSDAY, MAY 14, 2015 COMMITTEE MEETING:

(a) Discuss and Consider FY 2015-2016 Budget.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to accept and approve as presented the Port of Iberia District Fiscal Year 2015-2016 Budget, with an adjustment to the IDF Cooperative Endeavor Agreement Budgetary Line Item from \$15,000.00 to \$25,000.00; and motion further approves and authorizes that the Board President execute an Amendment to the Cooperative Endeavor Agreement between the IDF and the Port of Iberia District if deemed necessary regarding same; and motion further authorizes the Board President to execute an Amendment to the Intergovernmental Agreement between the Iberia Parish Levee, Hurricane, and Conservation District, if deemed necessary, reflecting the budgetary line item adjustment to \$50,000.00 (previously \$25,000.00); and motion further includes the acceptance and approval of the 2015-2016 proposed Advertising Budget dated May 7, 2015 submitted by Promotional Images in the amount of \$53,600.00.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to approve and authorize that the Port Attorney's (Allain & Allain) retainer remain at \$2,000.00 a month and an increase of the hourly rate be adjusted from \$200.00/month to \$215.00/month; and motion further acknowledges that the hourly rate of \$215.00 will now be assessed to include regular monthly meeting attendance.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(b) Discuss and Consider FY 2014-2015 Audit Engagement.

A motion was made by Commissioner Roy A. Pontiff, and seconded by Commissioner Larry Rader, that Broussard, Poche', Lewis & Breaux, L.L.P., be retained to perform the fiscal year 2014-2015 year-end audit of the financial statements of the Port of Iberia District, for a maximum fee of \$25,000.00.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

IV. Mr. David Moore, Freyou, Moore and Associates, Inc. to Address the Board Regarding the POI Waste Water Treatment Plant Located at 3009 David Berard Road, New Iberia, LA:

(a) Louisiana DEQ Municipal Water Pollution Prevention (MWPP)

Environmental Audit.

(b) Discuss/Adopt Resolution Regarding MWPP Environmental Audit Report.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader, to adopt the following:

#### RESOLUTION

WHEREAS, the Port of Iberia District Board of Commissioners duly convened at its regular monthly Board Meeting on Tuesday, May 19, 2015; and

WHEREAS, the Port of Iberia District Board of Commissioners resolves that the Municipal Water Pollution Prevention Environmental Audit Report (MWPP) (attached to Resolution and available for review upon request), has been reviewed; and

WHEREAS, the MWPP Environmental Audit Report does not reflect that any actions need to be taken, and the Port of Iberia District is in compliance with the permit requirements contained in the Louisiana Pollution Discharge Elimination System

### (LPDES) Permit Number LA 0092550.

NOW, THEREFORE, BE IT RESOLVED by the Port of Iberia District Board of Commissioners in Regular session, assembled on this 19th day of May, 20\_15, does hereby certify and inform the Louisiana Department of Environmental Quality (LA DEQ), that there is no necessary action to be taken regarding LPDES Permit Number LA0092550, and the Port of Iberia District will continue to maintain compliance and prevent effluent violations.

This Resolution having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the Resolution was therefore adopted on this the 19th day of May 2015.

- V. REPORT FROM MR. MARC BERARD, P.E., BERARD, HABETZ AND ASSOCIATES, INC., ON:
  - (a) Extending the Existing Bulkhead at Slip 1A in The Port's Marina Due to the Deplorable Condition of the Existing Bulkhead and "Wash-Outs" Located at Various Gate Slip Entrances.
  - (b) Update on Port Project Consisting Primarily of Drainage Improvements and Roadside Cleanup Along Major Roadways Within the Port.
    - {1} Status of Executive Director and Port Attorney Negotiations & Drafting of Cooperative Endeavor Agreement for Joint Venture b/t the POI District and the Iberia Parish Government for Drainage Improvements Primarily to Curtis Lane and a Portion of Port Road.
  - (c) Update on (the following relates to Agenda item (b) above):
    - {1} Executive Director Making a Request to the Iberia Parish Council Regarding a Port TIF Priority Project to Include Infrastructure Improvements for the Drainage along Curtis Lane; Establishment of Roadside Staging Areas with Catch Basin for Installation to Accommodate a New Pipe Coating Facility, Rail Spur Rehabilitation, Perimeter Fencing, and Parking Lot.
  - (d) Update on Berard, Habetz, & Associates, Inc. obtaining Cost Estimates for Infrastructure Improvements Regarding Tract "F-1" (15.14 acres) on the Port Expansion Phase I Property Site, with Improvements to be Determined by the Tenant Chart Energy & Chemicals, Inc.
    - Abandonment of Michael Lopresto Road Located at the Port of Iberia and Executive Director Making a Request to the Iberia Parish Government & Iberia Parish Council to Abandon Same Road.
  - (e) All Points Equipment Status of Light Pole Installation and Feeder.

(f) LA DOTD Port Construction & Development Priority Program Regarding Approval to use Previously Committed Funds Remaining from State Project Number 578-23-0019 (approximately \$170,464.00) for the Construction of a Stabilized Laydown Yard on Tract "L" of the Millennium Expansion Phase II Property Site.

{1} Executive Director Negotiations for a Lease Amendment to Ram Design, LLC Lease Agreement Regarding Site Stabilization on Tract "L" of

the Millennium Expansion Phase II Property Site.

{2} BH&A Request for Proposals Regarding Site Stabilization (Tract "L") Project.

Discussion ensued on Agenda items (a) thru (f), and there was no action taken.

VI. REPORT FROM MR. O'NEIL MALBROUGH & MR. DUSTIN MALBROUGH, CB&I, ON:

(a) LA DOTD Port Construction & Development Priority Program:
Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site
Bulkhead Relocation Phase II A-(for the AGMAC Bulkhead Relocation &
Design Project (Public Property).

{1} Status of Dynamic Site Bulkheads 3, 4, and 4A and Chart Energy &

Chemical Bulkhead 2.

♦ LA DOTD Final Inspection.

♦ Discuss/Consider Final Acceptance of Project Contingent Upon the Receipt of the Necessary Approvals.

A motion was made by Commissioner Mark Dore', and seconded by Commissioner Larry Rader, to approve an authorize the final acceptance of Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site Bulkhead Relocation Phase II A (for the AGMAC Bulkhead Relocation & Design Project — Public Property — Bulkheads 2 thru 4A) contingent upon the Port of Iberia's receipt of all the necessary approvals.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

A motion was made by Commissioner Elbridge "Smitty" Smith III, seconded by Commissioner Larry Rader, to approve and authorize the Board President to execute Change Order Number 8 regarding the final balancing Change Order to complete the Project; and motion further depicts that the purpose of Change Order Number 8 is to add a bid item that accounts for the assessment of liquidated damages against the Contractor for failure to complete the project within the contract time period as detailed

in the contract documents and the quantity of days being assessed damages is equal to 210 working days, by which the Port of Iberia District will receive a credit to the job in the amount of \$183,750.00; and motion further includes that Change Order Number 8 depicts that the Contractor agrees this Change Order resolves all existing claims and that Coastal Bridge Company, LLC, its subcontractor(s), its bonding company, or any person or entity involved on their behalf is not entitled to any future claims arising from this Project, Port Improvements, Port-Site Bulkhead Relocations Phase II-A, Bulkheads 2 thru 4A; and motion further acknowledges that Change Order Number 8 depicts an under run of \$183,750.00, with the revised Contract amount being \$4,797,643.62; in accordance with the Contract dated February 6, 2013, regarding the LA DOTD Port Construction & Development Priority Program: State Project Number 578-23-0018/h.009021(321) Port-Site Bulkhead Relocation Phase II A- Bulkheads 2 thru 4a(for the AGMAC Bulkhead Relocation & Design Project (Public Property); and motion further stipulates that the Change Order request be forwarded to the LA Department of Transportation & Development and Coastal Bridge Company, LLC for review and approval.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May, 2015.

{3} Discuss/Approve Contractor Request for Payment #20 (Retainage).

A motion was made by Commissioner Mark Dore', and seconded by Commissioner Roy A. Pontiff, to approve and authorize the Contractor's Request for Payment Number 20 subject to the deduction of liquidated damages, with the approved amount being \$58,965.93 (includes the remaining retainage available for payment to the Contractor after the assessment of liquidated damages).

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

Update on Letter Agreement Between Coastal Bridge Company, LLC and the POI District Regarding Additional Work In Excess of the Original Scope of Services in the Amount of \$22,977.48 (under review by Port Attorney).

A motion was made by Commissioner Roy A. Pontiff, and seconded by Commissioner Elbridge "Smitty" Smith III, to approve and authorize the Board President to execute the "Letter Agreement" (prepared by CB&I) between Coastal Bridge Company, LLC and the Port of Iberia District regarding work to be performed in the amount of \$22,977.48 as depicted in the proposal submitted by Coastal Bridge Company, LLC dated February 18, 2015; and motion further acknowledges that the additional work to be performed is to Bulkhead Number 2 (Chart Energy & Chemicals Bulkhead) to grind/clean off all of the rust and chipping of coal tar on the steel pile cap plates and mooring bits and repaint with Coal Tar Epoxy; and motion further acknowledges that the Contractor will perform the welding and painting of steel plates on the face of the sheet pile to cover up any holes from removing old timbers; and it is further noted that the work is outside of the original scope of the Project (578-23-0018/H.009021(321)) however, all work will follow project plans and specifications along with the Louisiana standard specifications for roads and bridges; and motion further acknowledges that the Port Attorney has reviewed and approved the "Letter Agreement".

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(b) LA DOTD Port Construction & Development Priority Program:
Phase II of State Project Number 578-23-0018/H.009021(322) Port-Site
Bulkhead Relocation Phase II A- Bulkhead 12A (for the AGMAC Bulkhead
Relocation & Design Project (Public Property).

{1} Update on the Execution of the Construction Contract for the Public

Bulkheads (#12A POI Public Dock - Commercial Canal).

Update on the Pre-Construction Meeting and the Issuance of The Notice to Proceed.

Discussion ensued on the above Agenda item (b) and there was no action taken.

(c) LA DOTD Port Construction & Development Priority Program: Phase III of State Project Number 578-23-0018/H.009021(323) Port-Site Bulkhead Relocation Phase II A- Bulkhead 12B (POI Public Dock- Port Canal) for the AGMAC Bulkhead Relocation & Design Project (Public Property).

Discussion ensued on the above Agenda item (c) and there was no action taken.

(d) Port-Site Bulkhead Relocation Phase II B- Private Bulkheads {1, 6, 7, 11, 13, and 14} (Private Property).

[1] Discuss/Approve CB&l Coastal, Inc. Engineering Contract

Proposal for Design and Construction Related Services (under Review by Port Attorney).

A motion was made by Commissioner Roy A. Pontiff, and seconded by Commissioner Mark Dore', to approve and authorize the Board President to execute the Professional Engineering Services Agreement Contract between the Port of Iberia District and CB&I Coastal Inc. regarding the engineering design and construction services relative to the Port-Site Bulkhead Relocation Phase II B- (Private Bulkheads) – State Project Number 737-99-0669; in the contract amount of \$710,095.00 for Basic Services and Additional Services (as presented in CB&I letter dated May 12, 2015) contingent upon the modifications, legal review and approval of the Port Attorney.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(e) Status of the AGMAC Project.Discussion ensued and there was no action taken on the above Agenda item.

(f) Central Gulf Shipyard, L.L.C. (Lots 62-67 & Tracts A & B Located at POI Public Dock – 10.520 acres).

{1} 160' x 70' 1800 Ton Dry Dock.

- Slip C-2 Modifications (200 ft. long x 100 ft. wide & -24 ft. depth).
  - Reevaluation of the Engineering, Design, and Necessary Permitting Process for the Project (The Dry Dock was a Previously approved POI Project).
  - Update on Agreement Between Port of Iberia District and CB&I Coastal, Inc. for Professional Services.
  - Update on Third Amendment of Lease Agreement Negotiations.

Discussion ensued and there was no action taken on the above Agenda item.

- VII. REPORT FROM PORT ATTORNEY ON:
  - (a) POI vs. LBC Port, LLC in Iberia Docket No. 124906.

Suit to Cancel Lease.

Discussion ensued and there was no action taken on the above Agenda item.

- VIII. REPORT FROM EXECUTIVE DIRECTOR ON:
  - (a) Discuss Parker Drilling Silt Removal from Bulkhead Area.

{1} Parker Drilling Offshore USA, LLC Invoice.

A motion was made by Commissioner Larry G. Rader, and seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number POI-1 in the amount of \$7,000.00 to Parker Drilling Offshore USA LLC and motion further authorizes the additional payment in the amount of \$4,000.00 to Parker Drilling Offshore USA LLC all regarding reimbursement (Labor/Material to dredge slip 300' long x 60' wide) for the siltation problem which existed at their bulkhead, in order to assist them to have 6ft of water depth to enable their barges to float and be tied up accordingly to the bulkhead.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(b) Port Surveillance Cameras and Pole Located at the POI Marina. A motion was made by Commissioner Larry G. Rader, and seconded by Commissioner Elbridge "Smitty" Smith III, to approve and authorize Dixie Electric's Option #3 (Steel Pole) in the amount of \$3,400.00 as presented in their May 19, 2015 Proposal regarding the labor, equipment, and material for the Port Surveillance Security Cameras to be mounted on the Steel Pole in the POI Marina.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(c) Discuss Underground/Overhead Utilities on the Millennium Expansion Phase II Property Site being Leased by the Tenant Ram Design, LLC. Discussion ensued and there was no action taken on the above Agenda item.

## **EXPANSION OF AGENDA:**

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry G. Rader, to expand the Port of Iberia District Board of Commissioners regular monthly Board meeting of Tuesday, May 19, 2015 to discuss/consider a Natural Gas Right-of-Way for System Improvements/Additions for both the Regulator Station as well as the Main Line Atmos will run from the station down David Berard Road (Port Millennium Expansion Phase I & II Property Sites).

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Larry G. Rader, to approve and authorize the Port Attorney to prepare a Natural Gas Right-of-Way for System Improvements/Additions for both the regulator station (20' x 20') as well as the main line Atmos Energy will run from the station down David Berard Road (Port Millennium Expansion Phase I & II Property Sites); and motion further approves and authorizes the Board President to execute said Natural Gas Right-of-Way.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile.

And the motion was therefore passed on this the 19th day of May 2015.

(d) Update on Meeting with Diamond B. Construction Officials and Atmos Energy Officials Regarding Natural Gas at the Port of Iberia Millennium Expansion Phase I & II Property Sites.

{1} Atmos Agreement

Executive Director Negotiations for the Construction/Installation of Natural Gas Line to Diamond B. Construction (Tract "i-1") Located on Port Millennium Expansion Phase I Property Site.

Discussion ensued and there was no action taken on the above Agenda item.

(e) Update on Request from Captain Kimilie Reed, U.S. Department of the Army Regarding Looking at the Feasibility of Berthing a U.S. Army Vessel for the Purpose of Conducting a Disaster Response Exercise.

Discussion ensued and there was no action taken on the above Agenda item.

- (f) Update on an Agreement b/t the Port of Iberia District and Moreno Properties Two, LLC. Regarding Approximately 106 Acres of Available Property located at the Dynamic Industries West Yard (former Unifab Site).
  - Discuss/Consider Authorizing the Executive Director to Negotiate with a Prospect a Portion (approximately 5-6 acres)

Of Available Property located at the Dynamic Industries West Yard (former Unifab Site); Contingent upon the Receipt of The Necessary Approvals.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Roy A. Pontiff, to approve and authorize the Executive Director to negotiate with prospective tenants any and/or all portions of available property located at the Dynamic Industries West Yard (former Unifab Site); contingent upon the receipt of the necessary approvals. This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Danny J. David, Sr., Larry G. Rader, Roy A. Pontiff, Elbridge "Smitty" Smith, III, Mark Dore'

Nays: None.

Absent at Voting: Gene L. Jefferies and Simieon D. Theodile. And the motion was therefore passed on this the 19th day of May 2015.

(g) Announcements.
\*\*\*AAPA Commissioners Seminar June 16-18, 2015 Halifax, Nova

Scotia.

\*\*\*POI Regular Monthly Board Meeting – June 23, 2015.

\*\*\*Excalibar Minerals \$1M Improvements to Conveyor System in Hopper.

\*\*\*Dynamic Industries: Available Vacant Property POI Millennium Expansion Phase II Property Site.

\*\*\*Possibility of Boy Scout Troops Cleaning up areas at Port.

IX. ADJOURNMENT.

On a motion made by Commissioner Elbridge "Smitty" Smith III, seconded by Commissioner Mark Dore', the meeting was adjourned at 7:55 p.m.

PRESTDENT